

HoldenCopley

PREPARE TO BE MOVED

The Cedars, Sherwood, Nottinghamshire NG5 3FP

Guide Price £180,000 - £190,000

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NO UPWARD CHAIN...

This spacious two-bedroom ground floor apartment is set within a Grade II listed building, offering plenty of character throughout, including high ceilings and large windows that allow for an abundance of natural light. Well-presented and available with no upward chain, this property is ideal for a variety of buyers including professionals, first-time buyers, or investors. The accommodation comprises a welcoming entrance hallway with a built-in storage cupboard, a bright and airy living room, and a good-sized fitted kitchen with space for a dining area. There are two generous double bedrooms, both offering comfortable proportions, and a four-piece bathroom suite. Situated in a sought-after location, the property is within close proximity to local shops, amenities, and offers excellent transport links, making it convenient for commuters and city access. The property also comes with a share of the freehold, providing added long-term value and control for the owner.

MUST BE VIEWED





- Grade II Listed Building
- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Two Parking Spaces
- No Upward Chain
- Popular Location
- Leasehold - Share Of Freehold





ACCOMODATION

Entrance Hall

14'7" x 3'7" (4.47m x 1.11m)

The entrance hall has carpeted flooring, a picture rail, a radiator, an airing cupboard with storage space and an electric water heater, a wall-mounted thermostat, and a single wooden door providing access into the accommodation.

Living Room

21'10" x 10'3" (6.68m x 3.13m)

The living room has carpeted flooring, coving to the ceiling, two ceiling roses, a radiator, a TV point, a wall-mounted telecom entry system, and three wooden single-glazed windows with fitted shutters to the side elevation.

Kitchen

13'1" x 12'2" (3.99m x 3.72m)

The kitchen has a range of fitted wooden wall and base units with worktops, a composite and a half with a mixer tap and drainer, an integrated oven, a gas hob with an extractor fan, partially tiled walls, a washing machine, fridge and dining table, a radiator, vinyl flooring, and a wooden single-glazed window to the side elevation.

Master Bedroom

13'0" x 12'11" (3.97m x 3.95m)

The master bedroom has carpeted flooring, coving to the ceiling, a radiator, fitted wardrobes and cupboards, and a wooden single-glazed window to the side elevation.

Bedroom Two

13'3" x 10'0" (4.04m x 3.07m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, a vanity storage unit with a wash basin, and a wooden single-glazed window to the side elevation.

Bathroom

10'2" x 5'11" (3.12m x 1.82m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with an integrated wash basin, a bidet, a panelled bath with a wall-mounted electric shower and handheld shower head, a shower screen, a radiator, partially tiled walls, coving to the ceiling, tiled flooring and a wooden single-glazed obscure window to the side elevation.

OUTSIDE

Outside is access to off-road parking for up to two cars and access to a storage cellar.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

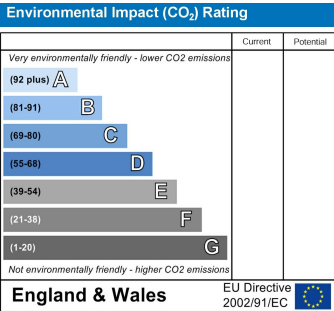
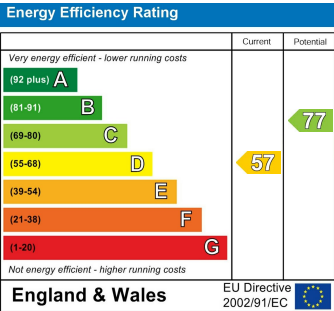
The vendor has advised the following:
Service Charge in the year marketing commenced (£PA): £1,920.00
Ground Rent in the year marketing commenced (£PA): N/A
Property Tenure is Leasehold. Term: 999 years from 1 October 1984 - Term remaining 958 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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